

Weston Burrer  
Chair

Richard Cherry  
Vice Chair

Deborah Espinosa  
Secretary

# PUEBLO



## Historic Preservation Commission

Tanya Jones

Chris Markuson

Marie Schwager

David Webb

---

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

### *Historic Preservation Commission*

City of Pueblo, Colorado

Thursday, October 13, 2011 – 12:00 p.m.

Interim City Council Chambers – 301 West B. Street

### Minutes

#### MEETING CALLED TO ORDER

The meeting was called to order at 12:00 p.m. with Chairperson Weston Burrer presiding.

**Commissioners Present:** Richard Cherry, Deborah Espinosa, Tanya Jones, Chris Markuson, Marie Schwager and David Webb.

**Staff Members Present:** Jeff Bailey, Assistant City Manager for Development Services, Paul Willumstad, Board Attorney, and Wade Broadhead, Planner.

#### APPROVAL OF MINUTES

Motion to approve the minutes for the Historic Preservation Public Hearing held on September 8, 2011 by Markuson, second by Webb.

**Motion passed 7-0.**

#### PUBLIC HEARING

**A. Certificate of Appropriateness: HPC #024-2011, 302 W. 18<sup>th</sup> Street**

Application to install a flat, 3 panel solar array on an accessory structure.

#### BACKGROUND

Staff Report by Wade Broadhead

#### Synopsis

The subject property is located in the North Side Historic District approved by City Council in 2008/2009 and is a contributing property. The applicant is requesting permission to install one, 3 panel solar array on their accessory structure (garage) to provide extra energy for a new landscaping water pump. The proposed panels would measure 41” by 20” and be 1” thick. The panel will be on the rear of a hipped one story garage that faces south.

### Analysis

According to the Standards of Appropriateness (Section 4.3.13) solar collectors should be mounted flat on the roof. Additionally good preservation practice also recommends owners install collectors on accessory structures to avoid harming the integrity of the original landmark. In light of the standards the proposals is both, small, flat mounted, and located on an accessory structure; therefore, it meets all established guidelines.

### RECOMMENDED MOTION

Staff recommends **APPROVAL** for the installation of the solar collector.

### HEARING

**Lamar Trant, 302 W. 18<sup>th</sup> Street, appeared** and testified in favor of the application.

### COMMISSION ACTION

Motion to approve HPC #024-2011 by Markuson, second by Webb.

**Motion passed 7-0.**

**B. Certificate of Appropriateness: HPC #025-2011, 1114 and 1118 Russ Avenue, Edison School**  
Application to replace t-lock shingle roof with a metal roof.

### BACKGROUND

Staff Report by Wade Broadhead

#### Synopsis

The subject property is located in the East Mesa neighborhood immediately north of the steel mill. The Edison School is a National Register property constructed in 1909 and co designed by Dr. Richard Corwin and local Pueblo architect J.M. Gile for the instruction of left handed students in an innovative and creative cottage ‘unit’ design. The nomination covers six buildings; the smaller cottage units and the main school buildings. The initial roofing material is unknown but photos from the 1970s show asbestos diamond shingles. Cedar shake or Spanish tile would have been other probably original roofing materials given CF and I’s proclivity for Spanish revival architecture. In January of 2011 the roofing material was a brown t-lock shingle. After examining the 1938 photos of the school (and undated earlier photos) staff could not determine what the roofing material was because of the photo quality.

The Edison School was landmarked under the address of 900 W. Mesa in 1985 and at some point the address changed to 1114 and 1118 Russ Avenue (the side street). This discrepancy meant that the initial building permit did not trigger planning review. However, the roofer/owner received a notice of violation of an apparent construction yard due to the roofing materials which sat on the site for over 3 months. This notice was sent April 1 of 2011 from City Code Enforcement. When planning staff realized the confusion over the address they visited the site and informed the roofer to stop work and apply for a COA right away because the replacement material may not meet the guidelines. The roofer finished the outlying unit

buildings with a red/maroon corrugated roof and left the primary central building with its original roofing material. Staff indicated that a metal roof on a 1909 historic school would be problematic and against the guidelines; a shingle pattern would be more appropriate.

### **Analysis**

The Secretary of Interior's Standards for roofs state, they **do not** recommend, "the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic roofing material instead of repairing or replacing only the deteriorated material. Changing the type or color of roofing materials." The Standard of Appropriateness are silent on roof replacement on institutional buildings but the section on residential roof replacement states that "the appearance depends more on the color and the apparent unit size of the roofing than the exact material" (Section 4.3.8). Metal roofing can be appropriate in some cases if the unit sizes are similar and closely resembles the original material.

Due to the confusion over the address staff can sympathize with the purchase of metal roofing and installation. Roofs are generally semi temporary and change often due to Pueblo's hail belt location. An acceptable replacement roof for the Edison School would have been standard shake like asphalt shingles, or tile if that was the original roofing material. There is no evidence that this roof was originally constructed out of standing seam metal and it is an inappropriate roof due to its in appropriate unit size from shake, diamond, or tile. A 1987 Chieftain photo shows what looks like an asbestos diamond pattern roof.

Staff recommends leaving the five buildings with metal roofs due to the problems with the address, but does not recommend approval for the continuation of an inappropriate material for the central building. Staff notified the applicant of the problem in April, and they continued to execute the reroof. When the next reroof occurs the applicant can add a single style roof across the entire six building complex that is tile, shake, or composite asphalt shingle after being approved by HPC.

### **RECOMMENDED MOTION**

Staff recommends **Approval for metal roof on the existing buildings, and denial for a metal corrugated roof on the central building.**

### **COMMISSION ACTION**

Motion to move forward on HPC #025-2011 without the applicant present by Webb, second by Markuson.

**Motion passed 7-0.**

Motion to approve HPC #025-2011 and to allow metal on all buildings by Webb, second by Cherry.  
(Motion was left open for the next hearing)

Motion to table HPC #025-2011 until the November 10, 2011 meeting by Markuson, second by Schwager.

**Motion passed 7-0.**

### **Old/New Business and Updates**

**1. Work Session, proposed October 27<sup>th</sup>, 2011-**

Broadhead: We will meet at noon. Our meeting will be in a different location in November; once I find out I will let you know.

*Chairperson Burrer asks to be excused from the meeting and Vice-Chair Cherry assumes the gavel.*

**2. CLG 2012 Application, proposed idea.**

Broadhead: The application due date is November 15<sup>th</sup>. One staff member and one HPC Commissioner will be able to attend.

**3. NTHP Buffalo Conference-**

Broadhead: The conference is next week and I will be presenting on Friday. I put my name in to be on the Board of Commissioners for NTHP and I was accepted. There are only 10 people in the nation on this Board.

**4. Eiler's Project Update**

Broadhead: We are trying to make this local project sustainable. We are doing a neighborhood built survey. We will do it in November. We will spend half of the day writing down memories and the other half of the day we may have someone like Mary Therese teach people about the architecture of their house and why its important. Hopefully they will present a historic district nomination.

**5. Pueblo Modern Project Update**

Broadhead: We have a logo. I will email it to you, if you haven't seen it yet. AIA helped to pay for the logo. Last Leaf design did the logo. We have a draft and once corrections are made, you can read it. There is a lot of interesting information.

**6. Endangered Places Nominations Update**

Broadhead: The meeting was on Columbus Day. I nominated the Historic Eastside Neighborhood and it was ranked #1 by all twenty eight reviewers. Everyone was compelled by the story and the results of working with the Hispanic community.

**7. Administrative HB Approvals and ZBA cases Pending**

Broadhead: There is one case that is going to ZBA but not through us. It is for a parking lot right between WESCO on the 100 Block of Main. They are doing some landscaping. It needs a Variance and a Special Use Permit. Because there was not a structure involved we didn't want to send them through another commission.

**ADJOURN**

There being no further business, the meeting was adjourned at 1:00 p.m.